

# \$419,900 - 1112, 730 2 Avenue Sw, Calgary

MLS® #A2225834

**\$419,900**

2 Bedroom, 1.00 Bathroom, 515 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Experience the best of urban living in this beautifully designed 2 bedroom condo, perched on the 11th floor of the highly sought-after First & Park Condos by Graywood Developpements. Located in the heart of Eau Claire, this brand-new unit offers breathtaking views of the Bow River, Peace Bridge, and Prince's Island Park, all While being steps from Downtown Calgary's finest dining, Shopping, and Entertainment. Inside, you'll find a sophisticated open concept layout with 9-foot ceilings, floor-ceiling windows, and elegant vinyl plank flooring. The gourmet kitchen is designed to impress, featuring premium Fulgor stainless steel appliances, a gas cooktop, quartz countertops, and sleek cabinetry. The primary bedroom is bright and spacious, with additional guest bedrooms/den. In -unit laundry adds to the convenience, and the private balcony with gas hook up provides the perfect setting to unwind while enjoying spectacular River views and vibrant Cityscapes. Low Condo fees include all of your utilities except electricity. Residents of First & Park enjoy exclusive access to the top-tier amenities, including a daytime concierge service, a state-of-the-art fitness/Gym a yoga studio, and stylish owners lounge, and a meeting room for business or personal use. With a prime location and unparalleled Views, this unit offers the perfect balance of City sophistication and Riverside tranquility. This is your chance to be the first to live in one of Calgary's newest luxury boutique residences.



Don't miss out-book your private showing today!!

Built in 2024

**Essential Information**

MLS® #	A2225834
Price	\$419,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	515
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1112, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1R8

**Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Party Room, Recreation Room
Parking	None

**Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Elevator
Appliances	Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air

# of Stories            18

## **Exterior**

Exterior Features    Balcony, BBQ gas line

Construction        Concrete

Foundation          Poured Concrete

## **Additional Information**

Date Listed           June 5th, 2025

Days on Market      85

Zoning                DC (pre 1P2007)

## **Listing Details**

Listing Office        Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.